



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



2 Bathroom

£290,000



93 Firle Road, Eastbourne, BN22 8ER

This charming three bedroom terraced home offers spacious and versatile accommodation throughout, blending character features with practical family living. The property benefits from a welcoming lounge, separate dining room, fitted kitchen and a bright conservatory providing additional living space overlooking the rear garden. Further accommodation includes a family bathroom and separate shower room, adding convenience for modern living. Ideally situated within close proximity to excellent shopping facilities, transport links and leisure amenities this characterful property is perfectly suited to families, first-time buyers or investors alike.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Ground Floor Shower Room/WC
- Conservatory
- Family Bathroom/WC
- Decked Rear Garden

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Lounge

13'8 x 13'5 (4.17m x 4.09m)

Radiator. Feature fireplace. Double glazed bay window to front aspect.

Dining Room

11'10 x 11'8 (3.61m x 3.59m)

Radiator. Feature fireplace. Double glazed window to rear aspect.

Kitchen

10'2 x 8'11 (3.10m x 2.72m)

Range of wall and base units, laminate worksurfaces with inset single drainer sink unit and mixer tap. Space and plumbing for dishwasher and washing machine. Space for cooker. Radiator. Double glazed window to side aspect. Double glazed door to garden.

Ground Floor Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Extractor fan.

Conservatory

10'8 x 8'4 (3.25m x 2.54m)

Radiator. Boiler. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 1

17'5 x 14'2 (5.31m x 4.32m)

Radiator. Double glazed bay window to front aspect.

Bedroom 2

11'11 x 11'8 (3.63m x 3.56m)

Radiator. Feature fireplace. Double glazed window to rear aspect.

Bedroom 3

10'2 x 7'3 (3.10m x 2.21m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Bath with mixer tap and wall mounted shower. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The rear garden is laid to decking with gated rear access.

COUNCIL TAX BAND = B